

Industrial, Office To Let

£2,500 per month

1,055 to 2,200 sq ft

**3A and 3B Southview Park,
Caversham, Reading, RG4 5AF**



Two storey office / light industrial premises, 2,200 sq ft in Caversham with parking. Available whole or separately.

- Approx. 2,200 sq ft (204 m²) over two floors
- Available as a whole or separate floors
- Flexible office / light industrial (Use Class E)
- Separate entrances to each floor
- Open plan layout with kitchen and WC facilities
- Located in an established commercial estate in Caversham, Reading, Berks
- New 10–20 year FRI lease available



Description

A mid-terrace two storey office / light industrial premises extending to approximately 2,200 sq ft (204 m²), situated within an established commercial estate in Caversham, Reading.

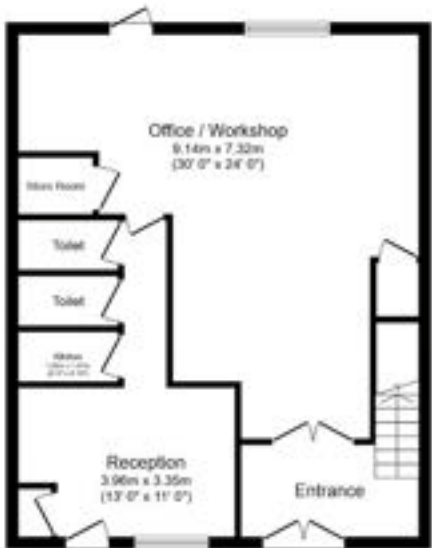
The property offers flexible open plan accommodation over ground and first floors and may be occupied as a whole or as two self-contained units, each benefiting from independent access, kitchenette and WC facilities.

The premises are well suited to a range of uses including office, studio, creative workspace or light industrial use (Use Class E). Externally, the property benefits from 2 dedicated parking spaces.

Available on a new 10, 15 or 20 year Full Repairing and Insuring lease, with rents from £1,500 per month per floor or £35,000 per annum for the whole. A service charge of £495 + VAT per quarter is payable..

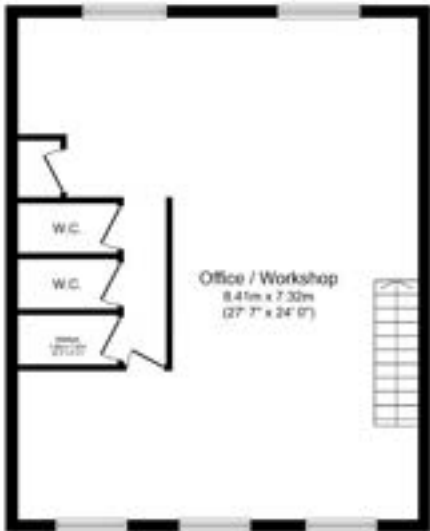
Location

Southview Park is an established commercial development located off Marsack Street in Caversham, approximately 1 mile north of Reading town centre. The property benefits from good access to Reading mainline railway station, the A4074 and the wider road network, with a mix of surrounding office, light industrial and commercial occupiers, together with nearby local amenities.



Ground Floor

Floor area 98.0 sq.m. (1,055 sq.ft.)



First Floor

Floor area 103.0 sq.m. (1,109 sq.ft.)

Total floor area: 201.0 sq.m. (2,164 sq.ft.)

This floor plan is for illustration purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any errors.



Summary

- Rent: £2,500 per month
- Business rates: Unit 3a (Ground Floor): £10,500 Unit 3b (First Floor): £12,250
- Service charge: £1,980 per annum
- EPC: D (79)
- Lease: New Lease
- Terms: 10 years. minimum 5 year lease

Contact & Viewings



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Accommodation

Floor/Units	sq ft	Tenure	Rent (sq ft)	Price	Monthly Rent	Availability
Unit	1,055	To Let	-	-	-	Available
1st	1,108	To Let	-	-	-	Available
Total	2,163					

Viewings

Strictly by appointment through the sole agents, Lansley Commercial. Please contact us to arrange a convenient time.

Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term of 10, 15 or 20 years, subject to contract. The premises may be let as a whole or as separate floors. The property is available as seen, and a surety rent deposit will be required, subject to status. A service charge of £1,980 per annum + VAT is payable. Further terms to be agreed.

Applicant Agency Fee

Lansley Commercial Applicant Fee: £450 + VAT, payable by the successful applicant on completion, for the successful introduction and progression of the letting transaction.

Availability

Available Immediately



all floor area: 242.8 sq.m. (2,614 sq.ft.)

Not shown in floor plans: external only (not for sale), also measurements, floor slabs, including any internal walls, openings and measurements are provided for information only. All measurements are approximate and may vary slightly from the actual measurements. The actual measurements may vary.

